



UTAH COUNTY  
PLANNING COMMISSION  
100 East Center Street, Suite 1400  
Provo, UT 84606  
801-851-8343

February 18, 2025

## AGENDA

Meeting to commence at 5:30 p.m.

*(Order of agenda items subject to change at discretion of the Chair)*

This meeting will be a public meeting subject to the Utah Open and Public Meetings Act. Commission members may participate electronically at will, with the anchor location as stated above. Comments may also be submitted prior to the meeting to [mariep@utahcounty.gov](mailto:mariep@utahcounty.gov)

Information related to the items on this agenda, along with the Utah County General Plan & Utah County Land Use Ordinance, can be found online at: [www.utahcounty.gov/Dept/ComDev/Planning](http://www.utahcounty.gov/Dept/ComDev/Planning)  
The Utah Public Notice Website can be found online at: [pmn.utah.gov](http://pmn.utah.gov)

This meeting can be viewed live on YouTube under the heading UTAH COUNTY GOVERNMENT or by going to the following link:

<https://www.youtube.com/channel/UCkRYDnXVDLGv9792bhWn9Wg>

### **A. CALL TO ORDER**

### **B. PLEDGE OF ALLEGIANCE**

### **C. APPROVAL OF MINUTES**

- January 21, 2025 regular meeting

### **D. WITHDRAWN APPLICATIONS**

#### **1. Timpanogos Special Service District**

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**(Applicant has withdrawn this application)**

Proposed Utah County Land Use Ordinance text amendment to Section 12.56, and any other applicable section, to include the storage and sale of Class A bio-solids owned and operated by a governmental entity as a permitted use in the Public Facilities (PF) Zone **(continued from 12/17/24 and 1/21/25 meetings)**

#### **2. Timpanogos Special Service District**

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**(Applicant has withdrawn this application)**

Proposed amendment of the Utah County General Plan Land Use Element Map from

Agricultural to Manufacturing, and amendment of the Official Utah County Zone Map from the Residential Agricultural (RA-5) and Mining and Grazing (M&G-1) Zones to the Public Facilities (PF) Zone for property located in Sections 5 and 8, T9S R1W, approximately 48 acres, Chimney Rock Pass Road area of unincorporated Utah County **(continued from 12/17/24 and 1/21/25 meetings)**

## **E. LAND USE ORDINANCE AMENDMENT**

### **(PUBLIC HEARING)**

#### **1. J L.C.**

- Proposed Utah County Land Use Ordinance text amendment to Sections 12.08.D, 12.08.E, and any other applicable section, to reduce the minimum area required for a single-family dwelling from 5 acres to 2.5 acres and reduce the minimum lot/parcel width required for a single-family dwelling from 250 feet to 125 feet in the Residential Agricultural (RA-5) Zone **(continued from 1/21/25 meeting)**

#### **2. Brad Ling**

- Proposed Utah County Land Use Ordinance text amendment to Section 12.32.B. and any other applicable section related to adding truck and trailer leasing accessory to commercial storage units as a permitted use in the Neighborhood Commercial (NC-1) Zone

## **F. ZONE MAP AMENDMENT**

### **(PUBLIC HEARING)**

#### **1. CW & CW LP**

- Proposed amendment of the Official Utah County Zone Map from the Critical Environment (CE-1) Zone to the Residential Agricultural (RA-5) for property located in Section 13, T9S R1E, approximately 110 acres, West Mountain area of unincorporated Utah County

**G. OTHER BUSINESS**

**H. ADJOURN**

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify staff at (801) 851-8343 at least one day prior to the meeting.*